

PLANNING AND ZONING COMMISSION

February 10, 2011
7:30 pm
Council Chambers

SPECIAL ANNOUNCEMENTS

PUBLIC COMMENTS

CONSENT

1. Roll Call.

Commissioners Present: Davis, Huddleston, Loyd, McDowell, Wescott, Woolery,
Vice-Chairperson Romine and Chairperson Harris
Commissioners Absent: Best and Hartley
Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
William Duston Assistant City Attorney
Sonja Paden Office Assistant II

2. Approve Agenda.

Recommended Action: Approve the format of the February 10, 2011 agenda.

MOTION:

Motion by Vice-Chairperson Romine and seconded by Commissioner Wescott, and unanimously carried to approve the format of the February 10, 2011 agenda.

3. Approve Minutes.

Recommended Action:

- A) Approve the minutes of the January 4, 2011 study session;
- B) Approve the minutes of the January 4, 2011 regular meeting.

MOTION:

Motion by Commissioner Loyd and seconded by Vice-Chairperson Romine and unanimously carried to approve the minutes of the January 4, 2011 Planning and Zoning Commission study session and the January 4, 2011 Planning and Zoning Commission regular meeting as presented.

OLD BUSINESS

None.

PUBLIC HEARINGS

4. Request for a Special Use Permit to Operate a Museum at 109 E. Main Street,
Branson, Missouri.
Project No. 11-1.1 (11-00100001)
Applicant: Novella Perrin

Mr. Hornickel presented the staff report as filed with the Planning Division.

Chairperson Harris asked if any of the commissioners had any questions for staff regarding the item; there was no response. He asked if the applicant was present and wished to come forward.

Ms. Novella Perrin approached and stated she currently resides in Warrensburg, Missouri. She added she worked at Central Missouri University for thirty-seven years and retired four years ago. She stated her time was now devoted to her passion for "Gone with the Wind". She stated there were four other "Gone with the Wind" museums throughout the country, all of which were in the south. Ms. Perrin added that, as she has talked with people around the country, everyone seemed to have a story about "Gone with the Wind" and, therefore, it had widespread appeal. She stated she had accumulated over ten thousand items and hoped to display several of them at the museum. She added there were many crossover items from "Gone with the Wind," so she hoped to have different conferences, exhibits or events, including the Doll Association, postage and plate collectors. She was trying to not only target different markets for her business, but also for others to have a good time in Branson. She then asked if the commissioners had any specific questions.

Commissioner Davis commented the marquee style sign would be great and asked her to explain how it would work for her museum.

Ms. Perrin stated she was currently accepting bids on the sign from different sign companies that had taken her vision and made it a little different. She stated there would be lights and that she had given the city's sign codes to the companies, so the sign would comply with all of the regulations. She added the sign would be somewhat art deco and would display what the upcoming events would be at the museum. She stated the sign would be three-sided with a piece in the middle that would stand taller so it could be seen by people going down Main Street or coming up from the Landing.

Mr. Hornickel stated Ms. Perrin went through the A.R.T. process and at that time discussed the sign code with Mr. Don Boyer of the Building Department.

Ms. Perrin stated they wanted to be good citizens of the community.

Commissioner Wescott asked if the date stated on the Resolution of August 1st, 2011 was acceptable for her timeline.

Ms. Perrin stated her goal was May 1st, but the weather had moved everyone back. She added June 15th was her latest target date. Ms. Perrin stated she appreciated the kind offer, but was too excited to wait and, therefore, the existing date would be fine.

Commissioner Loyd said within the Staff Report it stated that Ms. Perrin hoped to be open six days a week. He asked what she would need to do, if she wanted to stay open seven days a week.

Mr. Hornickel stated that was the reason for the hours of operation not being included in the resolution, so she could determine when she wanted to be open at her discretion.

Ms. Perrin stated she was hoping to stay open a little later than many of the other downtown stores because she had noticed, when conferences typically ended between five and five-thirty, there were not a lot of places open. She stated she would like to be open to give those people something to do besides shop.

Ms. Perrin asked to add one more statement. She said her architect had never worked with an Administrative Review Team before and thought it was the most helpful process; she wanted to thank those involved from him. She added the staff was wonderful for helping her through the process and hoped the commissioners knew how lucky they were to have such great staff members.

Chairperson Harris stated they did and that they appreciated the comments. He then asked if anyone else was present who wished to speak in regards to the item; there was no response. He asked if there were any further questions by the Commissioners; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Wescott and seconded by Commissioner Woolery to approve Resolution 11-1.1.

AYES: Davis, Huddleston, Loyd, McDowell, Wescott, Woolery, Vice-Chairperson Romine and Chairperson Harris.

NOES: None.

ABSTAIN: None.

ABSENT: Best and Hartley.

Motion to approve Resolution 11-1.1 was approved with an 8-0 vote.

5. Request for a Special Use Permit to Operate a Museum at 2800 W. Highway 76,
Suite 416, Branson, Missouri.
Project No. 11-1.2 (11-00100002)
Applicant: GCP Grand Village, LLC

Mr. Hornickel presented the staff report as filed with the Planning Division.

Chairperson Harris asked if any of the commissioners had any questions for staff regarding the item; there was no response. He asked if the applicant was present and wished to come forward.

Mr. Bob Huels approached and stated the museum would include a portion of the exhibit located at the Roy Rogers Museum building. He stated he did not know if they would be relocating the entire exhibit to this location because they would not be able to fit the eighteen thousand square foot exhibit hall in the proposed nineteen hundred square feet area. He added for now the exhibit would include items that were more focused on the royal weddings because there was a little bit of commercial value to that right now. He stated he honestly did not know whether or not they would be closing the other exhibit.

Chairperson Harris asked if any of the Commissioners had any questions for the applicant in regards to the item.

Commissioner Davis asked what plans there were for signage and how it would fit into the Grand Village scheme.

Mr. Huels stated, on the part facing into the shopping area, there would be a little bit of signage in the form of a placard that would hang vertically. He added the Grand Village Shops were developed and built by Silver Dollar City to be a Victorian village, so the signage would have to follow the established regulations.

Commissioner Davis asked if the signage on the front would be the only one or if there would also be signage on the back.

Mr. Huels stated there was a small box on the back that would be refaced, but not modified. He added there would not be any other signage because it was not allowed.

Chairperson Harris asked if there was anyone else present who wished to speak in regards to the item; there was no response. He asked if there were any further questions by the Commissioners; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Woolery and seconded by Commissioner Wescott to approve Resolution 11-1.2.

AYES:	Davis, Huddleston, Loyd, McDowell, Wescott, Woolery, Vice-Chairperson Romine and Chairperson Harris.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Best and Hartley.

Motion to approve Resolution 11-1.2 was approved with an 8-0 vote.

6. Request for WA Wilderness Area District Zoning of the Property at 412 Owen Lane, Branson, Missouri.
Project No. 11-2.1 (11-00200001)
Applicant: City of Branson

Mr. Hornickel presented the staff report as filed with the Planning Division.

Chairperson Harris asked staff if there was anything further they wanted to add.

Mr. Hornickel stated that it is a beautiful piece of property and the city is lucky to have it.

Mr. Lawson added that the city is very proud of it.

Chairperson Harris stated he echoed these comments as well. He commended the Boy Scouts and Garrett Anderson for their efforts and encouraged everyone to get out to the property and take a look. He stated it would be a great draw for both citizens and visitors.

Chairperson Harris asked if there were any questions by the Commissioners.

Commissioner Davis stated the Mayor had invited five Eagle Scouts to the Board of Aldermen meeting on Tuesday, February 8th, to be recognized. He stated the kids and family members of the Eagle Scouts there to receive a thank you from the community filled up three to four rows. He added it was a really neat deal.

Chairperson Harris asked if there were any questions or comments from the audience.

Mr. Huels approached and asked what the city's intent would be for the home on the property, specifically if it would be used as a museum.

Mr. Hornickel stated they had formed a committee to explore Lakeside Forest Wilderness Area's potential and what elements could be added to the setting. He stated the ultimate goal at this point would be to preserve the structures on the property and eventually renovate back to their proper condition. He added it had not fully been determined yet how the home would serve the wilderness area.

Mr. Huels stated he was not questioning the validity of the zoning request, but he and others planned to request the Board of Aldermen be required to go through the process of requesting a Special Use Permit to operate a museum, if that became the intent of the building.

Chairperson Harris asked if there was anyone else present who wished to speak in regards to the item; there was no response. He asked if there were any further questions by the Commissioners; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Huddleston and seconded by Commissioner McDowell to approve Resolution 11-2.1.

AYES: Davis, Huddleston, Loyd, McDowell, Wescott, Woolery, Vice-Chairperson Romine and Chairperson Harris.

NOES: None.

ABSTAIN: None.

ABSENT: Best and Hartley.

Motion to approve Resolution 11-2.1 was approved with an 8-0 vote.

OTHER BUSINESS

None.

ADJOURNMENT

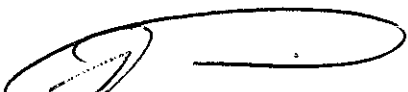
Motion by Vice-Chairperson Romine and seconded by Commissioner Davis, and unanimously carried to adjourn the meeting at 8:03 p.m.



Clark Harris, Chairperson

3-1-11

Date



Joel Hornickel, Senior Planner

3/1/11

Date